

**REVISED**

**PLANNING BOARD**

**64 Farnum Pike, Smithfield, RI 02917**

**(401) 233-1017 jV (401) 233-1091**

**October 26, 2006**

**7:30 PM**

**AGENDA**

**„« APPROVAL OF MEETING MINUTES**

**„« MISCELLANEOUS**

**1. SWAN ORCHARD FARMS**

**Major Subdivision jV Master Plan jV Request for Extension of Master  
Plan Approval**

**AP 47/Lot 77**

**53+ Acres/17 Lots/R-80 Zone**

**Applicants: Churchill & Banks, LLC**

**Owners: Ernest & Antonette Matteo**

**Surveyor: Christopher Duhamel, PE #5013**

**2. j§CONSIDER CREATING A SUB-COMMITTEE TO DEVELOP**

# **ELECTRONIC FILING PROCEDURES**

## **„« OLD BUSINESS**

### **1. CREDIT UNION CENTRAL FALLS (ID#: 06-019) PUBLIC HEARING**

**Major Land Development Project ;V Preliminary Plan Stage**

**AP 43/Lots 10,148,149, and 150 ;V Putnam Pike**

**6+ acres/1 Lot/Planned Development**

**Owner: Montareo Corporation**

**Applicant: Credit Union Central Falls**

**Engineer: Ralph A. Cataldo, P.E. #3330**

**Zone Change/Master Plan Approval Granted on February 23, 2006**

### **2. STILLWATER ROAD/Spicer (ID #: 06-004) INFORMATIONAL MEETING**

**Major Subdivision ;V Master Plan Review**

**AP 46/Lots 83, 83A**

**41+ Acres/18 Lots/R-80 Zone**

**Owner/Applicant: Wayne Spicer**

**Engineer: Joseph Casali, P.E. #7250**

### **3. MANN SCHOOL ROAD/Garlacy (ID#: 06-018)**

**Minor Subdivision ;V Informal Concept Review**

**AP 47/Lot 48**

**10+ Acres/3 Lots/R-80 Zone**

**Owner/Applicant: Theodore & Theresa Garlacy**

**Surveyor: Marc N. Nyberg, PLS #1797**

**4. COMET FARMS (ID#: 06-020) PUBLIC HEARING**

**Major Subdivision iV Preliminary Plan Stage**

**AP 45/Lot 75 iV Clark Road**

**44+ Acres/5 Lots/R-80 Zone**

**Owners/Applicants: Carlson Properties**

**Engineer: Brian P. Thalmann, PE #6596**

**Master Plan Approval Granted on August 26, 2004; Extension Granted on January 26, 2006**

**5. CARDINAL HILL/Douglas Pike (ID#: 06-023) INFORMATIONAL MEETING**

**Major Land Development Project iV Master Plan Stage**

**AP 42/Lot 113, 161, 164, 165 iV Douglas Pike**

**16+ Acres/16 Units/R-20M Zone**

**Owner: Vito & Gabriella Campobianco**

**Applicant: Crown Properties**

**Surveyor: Christopher A. Duhamel, PE# 1844**

**6. RIVERVIEW CROSSING (ID#: 06-024) PUBLIC HEARING**

**Major Subdivision iV Combined Preliminary and Final Plan Review**

**AP 4/Lot 13 iV Putnam Pike**

**2+Acres/3 Lots/MU Zone**

**Owner/Applicant: Kids Campus, LLC**

**Engineer: Brian Thalmann, P.E. #6596**

**Master Plan Approval granted on September 25, 2003; Extensions granted on 09/23/04 and 10/27/05**

**7. MOWRY FARMS (ID#: 06-025)**

**Major Subdivision ;V Pre-Application/Concept Review**

**AP 49/Lot 60 ;V Providence Pike**

**19+Acres/8 Lots/R-80 Zone**

**Applicant: Providence Pike Investments**

**Owner: Rhoda E. & Stanley H. Mowry and Richard D. Mowry, Sr.**

**Engineer: John P. Caito, P.E. #4396**

**8. JOSEPH ;S WAY (ID #: 06-008) INFORMATIONAL MEETING**

**Major Subdivision ;V Master Plan Review**

**AP 28/Lot 38 ;V Prospect Street**

**3.4 Acres/6 Lots/R-20 Zone**

**Owner/Applicant: Joseph Mazzone**

**Engineer: Joseph Casali, P.E. #7250**

**„« NEW BUSINESS**

**1. SMITHFIELD BUSINESS PARK (ID #: 06-029) PUBLIC HEARING**

**Major Subdivision ;V Combined Master & Preliminary Plan**

**AP 48/Lot 74 ;V George Washington Highway**

**9.4+ Acres/2 Lots/Industrial Zone**

**Owner/Applicant: PM Smithfield, LLC**

**Engineer: Nick Piampiano, P.E. #8512**

**2. BAYBERRY ROAD/Lariviere (ID#: 06-031) PUBLIC HEARING**

**Major Subdivision jV Preliminary Plan**

**AP 50/Lots 21, 24C**

**21+Acres/4 Lots/R-200 Zone**

**Owner/Applicant: Eric Lariviere**

**Engineer: Brian P. Thalmann, P.E. #6596**

**Surveyor: Patricia A. Kelly, PLS #1968**

**Master Plan Approval Granted on September 23, 2004, Extension  
Granted on December 15, 2005**

**3. LIMEROCK ACRES (ID #: 06-027)**

**Minor Subdivision jV Combined Preliminary and Final Plan**

**AP 45/Lot 54**

**6+ Acres/3 Lots/R-80 Zone**

**Applicant: Louis Calcagni & Sons, Inc.**

**Owner: Marie-Ann Monast**

**Engineer: Nicholas Veltri, PLS #1719**

**4. STONERIDGE ESTATES (ID #: 06-032) PUBLIC HEARING**

**Major Subdivision jV Preliminary Plan**

**AP 42/Lots 101 & 153 jV Ridge Road**

**9+ Acres/6 Lots/R-80 & R-Med Zone**

**Owners/Applicants: Richard Wolstencroft**

**Surveyor: Ronald Kershaw, P.E. #3843**

**Master Plan Approval Granted on 12/11/03; Extensions Granted on 12/16/2004 and 12/15/05**

**5. APPLE ORCHARD LANE/Mansolillo (ID #: 06-033) INFORMATIONAL MEETING**

**Major Subdivision ;V Master Plan ;V Subject to Zoning  
AP 46/Lot 208**

**4+ Acres/2 Lots/R-80 Zone**

**Owners/Applicants: Dr. Joseph L. & Sharon Mansolillo**

**Surveyor: Nicholas J. Piampiano, P.E. #8512**

**6. QUICKETS CAR WASH (ID #: 06-034) INFORMATIONAL MEETING**

**Major Land Development ;V Master Plan**

**AP 46/Lot 75D ;V George Washington Highway**

**3+ Acres/1 Lot/Commercial Zone**

**Owners/Applicants: Salvatore Butera**

**Engineer: Brian Thalmann, P.E. #6596**

**NOTE: The Planning Board will hear no further agenda items after 10:30 PM, at the Planning Board's discretion. All items not covered on the agenda will be placed in the same order on the next Planning Board Agenda.**

**Handicapped persons and those needing visual or hearing services wishing to attend a Town Council meeting should contact the Town Manager's Office 48 hours prior to the scheduled meeting by calling 233-1010, or VOICE: 1-800-745-555 TTY.**